

CITY OF SAN ANTONIO

Board of Adjustment

Regular Meeting Agenda

First Floor, Board Room
Development and Business Services Center
1901 South Alamo Street

Monday, March 5th, 2007

Board of Adjustment Board Members

Rene Balderas	District 1	Paul Klein	District 6
Edward Hardemon	District 2	Mary Rogers	District 7
Helen Dutmer	District 3	Ramon Flores	District 8
Gerald Yarbrough	District 4	Michael Gallagher	District 10
Laura Lizcano	District 5	Gene Camargo	District Mayor
Mike Villyard		District 9	
Chairman			

- I. **11:45 a.m. – Tobin Room of the Development and Business Services Center, 1901 South Alamo Street – Work Session presentation by Staff to discuss status report of recently denied cases, scheduling training, update on new appointees, and other items on the agenda for March 5th of 2007.**
- II. **1:00 p.m. – Public Hearing Call to Order and Roll Call.**
- III. **Invocation and Pledges of Allegiance.**
- IV. **Award Presentation**
- V. **A-07-010:** The request of Raul F. Garza for an 8-foot, 6-inch variance from the requirement that a minimum 10-foot front setback be maintained in “R-4” zoning districts, in order to keep an existing structure 1 foot, 6 inches from the front property line, 556 Elks Drive.
- VI. **A-07-011:** The request of Brenda Vasquez for a 3-foot variance from the requirement that predominantly open fences in front yards be no taller than 4 feet, in order to keep a 6-foot tall predominantly open fence with a 7-foot tall gate post in the front yard, 1119 Rayburn Drive.
- VII. **A-07-012:** The request of Olga Rodriguez for a 3-foot variance from the requirement that solid screen fences in front yards be no taller than 3 feet, in order to keep a 6-foot tall solid screen fence in the front yard, 4625 South Foster Road.
- VIII. **A-07-014:** The request of Patrick J. Teicher for a 3-foot, 5-inch variance from the requirement that a minimum 5-foot side setback be maintained in “R-6” zoning districts, in order to construct an addition to the existing structure 1 foot, 7 inches from the side property line, 4511 Green Acres Woods.

- IX. **A-07-015:** The request of Laurie D. Casias for a 2-foot, 1-inch variance from the requirement that a minimum 5-foot rear setback be maintained for swimming pools that are excavated to a depth greater than 3 feet below ground, in order to construct a swimming pool 2 feet, 11 inches from the rear property line, 20718 Cactus Loop.
- X. **A-07-016:** The request of Pura Zavala for a Special Exception to continue to operate a one-operator beauty shop in a residential area, 2031 West Pyron Avenue.
- XI. **A-07-017:** The request of Carolina Graciano for a 15-foot, 6-inch variance from the requirement that a minimum 20-foot front setback be maintained between the back of a sidewalk or the property line and a front entry garage or carport, in order to keep an existing carport 4 feet, 6 inches from the front property line, 8334 Swift Eagle Drive.
- XII. **A-07-019:** The request of Vince Cantu for a 3-foot variance from the requirement that solid screen fences in front yards be no taller than 3 feet, in order to keep a 6-foot tall solid screen fence in the front yard, 142 Verdant.
- XIII. **A-07-020:** The request of San Antonio Alternative Housing Corporation for a Special Exception to erect a 6-foot tall ornamental-iron fence in the front yard of multiple lots, 1002, 1006, 1010, 1014, 1018 & 1022 Julia Ross Street; 702, 706, 710, 714, 718 & 722 Chihuahua Street; 1103, 1107, 1111, 1115 & 1119 Gutierrez Street; 1102, 1106, 1110, 1114, 1118 & 1122 Julia Ross Street.
- XIV. **A-07-021:** The request of Weta-Dawgs, LLC for a 2-foot variance from the requirement that fences in side and rear yards be no taller than 6 feet, in order to erect an 8-foot tall fence in the side and rear yards, 11931 Jones Maltsberger Road.
- XV. Consideration of **Sign Master Plan No. 07-004** for property located at the southwest corner of and Loop 1604 and Blanco Road.
- XVI. **Approval of the minutes from the regular meeting on February 5th, 2007.**
- XVII. **Staff Report.**
- XVIII. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel, and security matters) as well as any of the above agenda items may be discussed.
- XIX. **Adjournment.**

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at: www.sanantonio.gov/dsd

At any time prior to the meeting, you may contact a case manager at 207-6944 or 207-0132 to check the status of a case.

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling (210) 207-7245.

Board of Adjustment - Case No. A-07-010

March 5, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, March 5, 2007** in the Board Room on the 1st floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Raul F. Garza

Lot 17, Block 11, NCB 8971

556 Elks Drive

Zoned: “R-4” Residential Single-Family District

The applicant is requesting an 8-foot, 6-inch variance from the Unified Development Code requirement that a minimum 10-foot front setback be maintained in “R-4” zoning districts, in order to keep a structure 1 foot, 6 inches from the front property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager David Arciniega at (210) 207-6944. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the enclosed card to the Development Services Department, PO Box 839966, San Antonio, Texas 78283-3966. Thank you.

Board of Adjustment - Case No. A-07-011

March 5, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, March 5, 2007** in the Board Room on the 1st floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Brenda Vasquez
Lot 5, NCB 9728
1119 Rayburn Drive
Zoned: “R-4” Residential Single-Family District

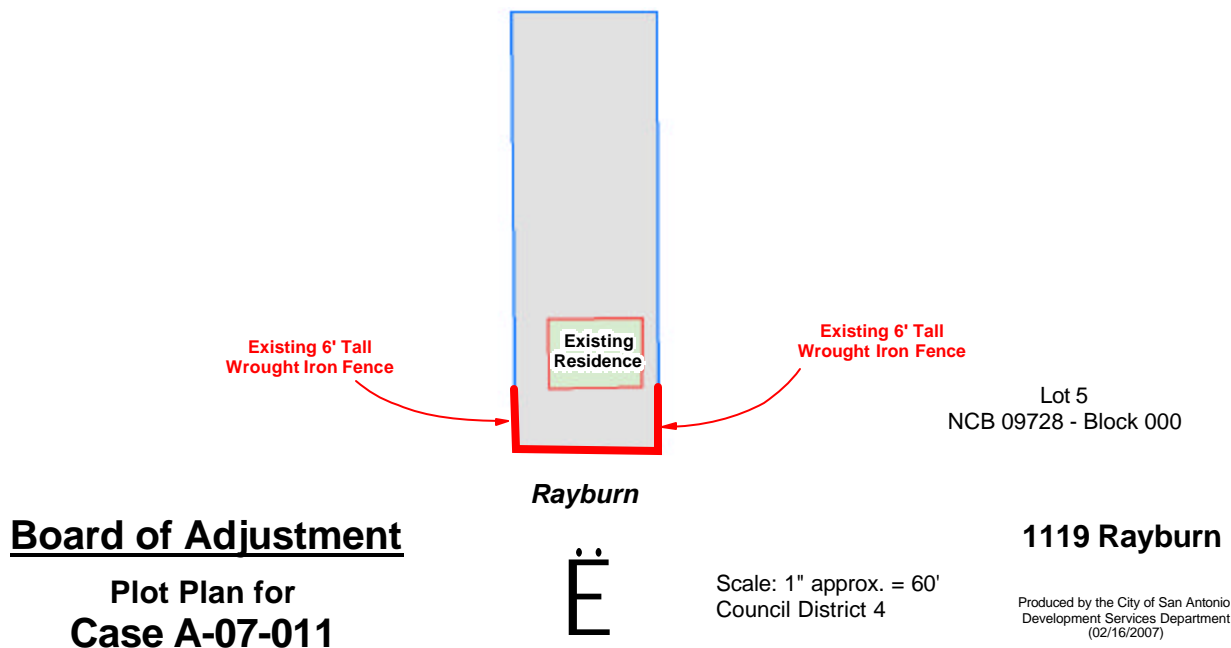
The applicant is requesting a 3-foot variance from the Unified Development Code requirement that predominantly open fences in front yards be no taller than 4 feet, in order to keep a 6-foot tall predominantly open fence with a 7-foot tall gate post in the front yard

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager David Arciniega at (210) 207-6944. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the enclosed card to the Development Services Department, PO Box 839966, San Antonio, Texas 78283-3966. Thank you.



Board of Adjustment - Case No. A-07-012

March 5, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, March 5, 2007** in the Board Room on the 1st floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Olga Rodriguez

P-30, NCB 35132

4625 South Foster Road

Zoned: "R-6" Residential Single-Family District

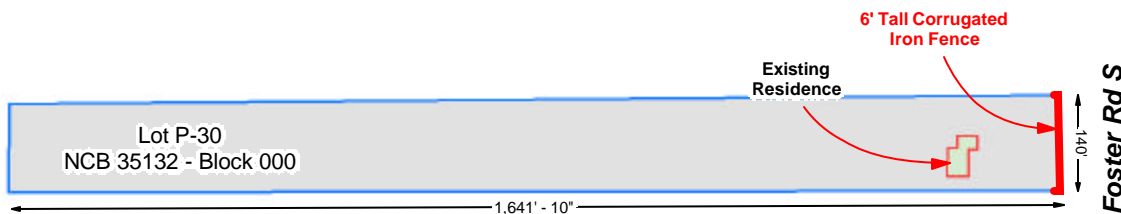
The applicant is requesting a 3-foot variance from the Unified Development Code requirement that solid screen fences in front yards be no taller than 3 feet, in order to keep a 6-foot tall solid screen fence in the front yard.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager David Arciniega at (210) 207-6944. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the enclosed card to the Development Services Department, PO Box 839966, San Antonio, Texas 78283-3966. Thank you.



Board of Adjustment

**Plot Plan for
Case A-07-012**



Scale: 1" approx. = 250'
Council District 2

4625 Foster Rd S

Produced by the City of San Antonio
Development Services Department
(02/16/2007)

Board of Adjustment - Case No. A-07-014

March 5, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, March 5, 2007** in the Board Room on the 1st floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Patrick J. Teicher

Lot 20, Block 48, NCB 17034

4511 Green Acres Woods

Zoned: “R-6 ERZD” Residential Single-Family Edwards Recharge Zone District

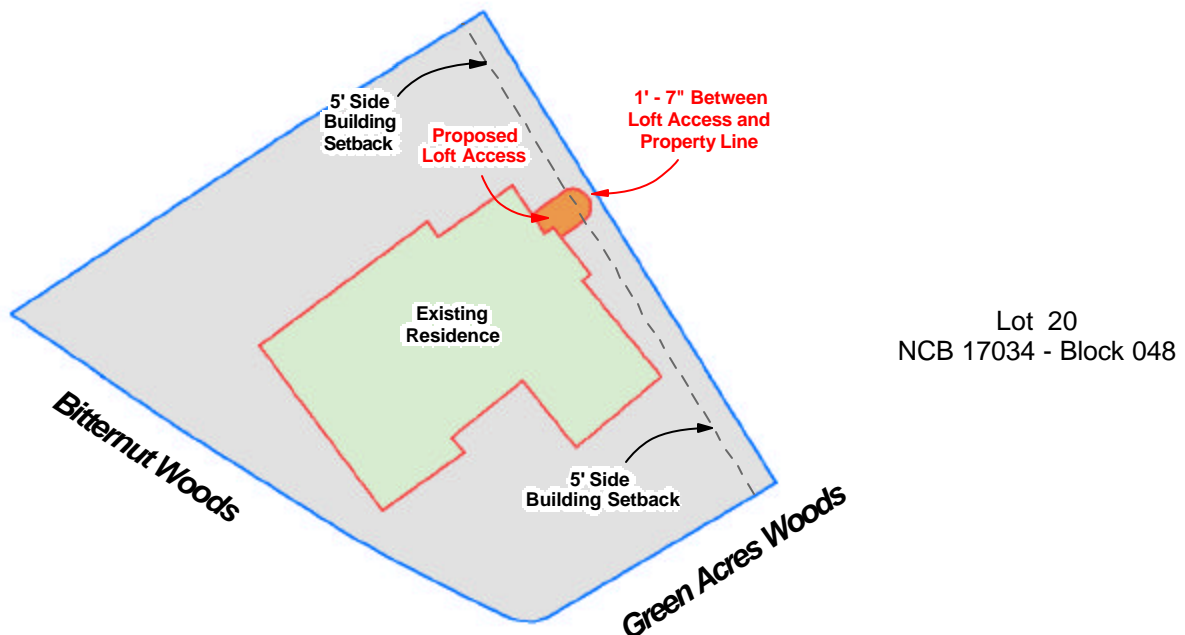
The applicant is requesting a 3-foot 5-inch variance from the Unified Development Code requirement that a minimum 5-foot side setback be maintained in “R-6” zoning districts, in order to construct an addition to the existing structure 1 foot, 7 inches from the side property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager Michael Taylor at (210) 207-0132. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the enclosed card to the Development Services Department, PO Box 839966, San Antonio, Texas 78283-3966. Thank you.



Board of Adjustment

**Plot Plan for
Case A-07-014**



4511 Green Acres Woods

Scale: 1" approx. = 40'
Council District 8

Produced by the City of San Antonio
Development Services Department
(02/12/2007)

Board of Adjustment - Case No. A-07-015

March 5, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, March 5, 2007** in the Board Room on the 1st floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Laurie D. Casias

Lot 163, Block 1, NCB 19219

20718 Cactus Loop

Zoned: “PUD R-6 ERZD” Planned Unit Development Residential Single-Family Edwards Recharge Zone District

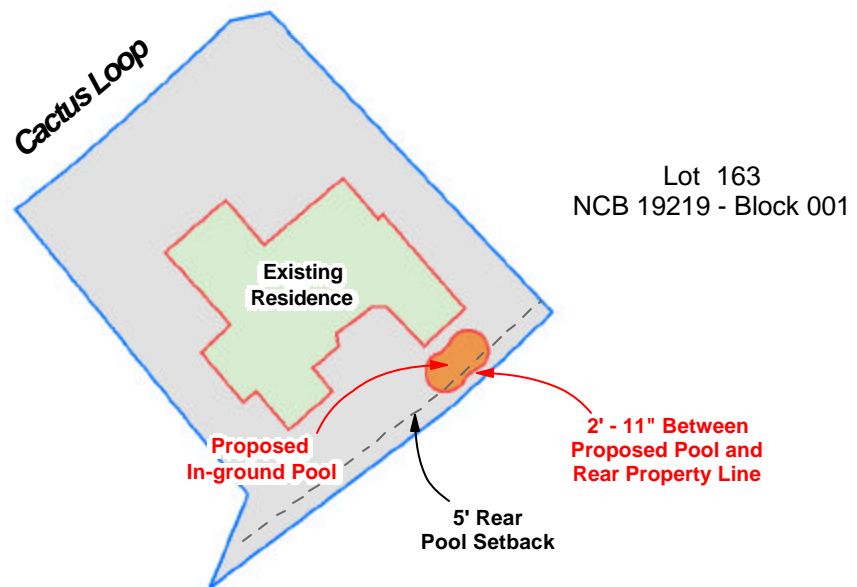
The applicant is requesting a 2-foot, 1-inch variance from the Unified Development Code requirement that a minimum 5-foot rear setback be maintained for swimming pools that are excavated to a depth greater than 3 feet below ground, in order to construct a swimming pool 2 feet, 11 inches from the rear property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager Michael Taylor at (210) 207-0132. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the enclosed card to the Development Services Department, PO Box 839966, San Antonio, Texas 78283-3966. Thank you.



Board of Adjustment

**Plot Plan for
Case A-07-015**



Scale: 1" approx. = 60'
Council District 9

20718 Cactus Loop

Produced by the City of San Antonio
Development Services Department
(02/12/2007)

Board of Adjustment - Case No. A-07-016

March 5, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, March 5, 2007** in the Board Room on the 1st floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Pura Zavala
Lots 46 and 47, Block 30, NCB 8523
2031 West Pyron Avenue
Zoned: “R-5” Residential Single-Family District

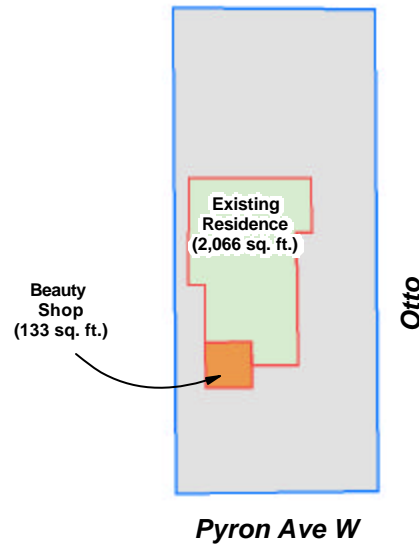
The applicant is requesting a Special Exception, as required in the Unified Development Code, to continue to operate a one-operator beauty shop in a residential area.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager David Arciniega at (210) 207-6944. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the enclosed card to the Development Services Department, PO Box 839966, San Antonio, Texas 78283-3966. Thank you.



Lots 46 and 47
NCB 08523 - Block 030

Board of Adjustment

**Plot Plan for
Case A-07-016**



Scale: 1" approx. = 40'
Council District 4

2031 Pyron Ave W

Produced by the City of San Antonio
Development Services Department
(02/12/2007)

Board of Adjustment - Case No. A-07-017

March 5, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, March 5, 2007** in the Board Room on the 1st floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Carolina Graciano
Lot 29, Block 1, NCB 15971
8334 Swift Eagle Drive
Zoned: “R-6” Residential Single-Family District

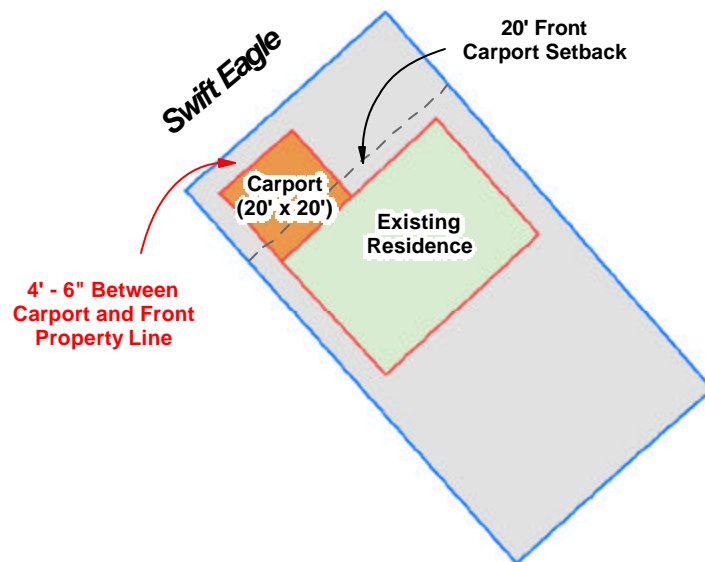
The applicant is requesting a 15-foot, 6-inch variance from the Unified Development Code requirement that a minimum 20-foot front setback be maintained for front entry carports, in order to keep an existing carport 4 feet, 6 inches from the front property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager Michael Taylor at (210) 207-0132. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the enclosed card to the Development Services Department, PO Box 839966, San Antonio, Texas 78283-3966. Thank you.



Lot 29
NCB 15971 - Block 001

Board of Adjustment

**Plot Plan for
Case A-07-017**



Scale: 1" approx. = 40'
Council District 4

8334 Swift Eagle

Produced by the City of San Antonio
Development Services Department
(02/12/2007)

Board of Adjustment - Case No. A-07-019

March 5, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, March 5, 2007** in the Board Room on the 1st floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Vince Cantu

Lot 10, Block 3, NCB 11871

142 Verdant

Zoned: "R-5" Residential Single-Family District

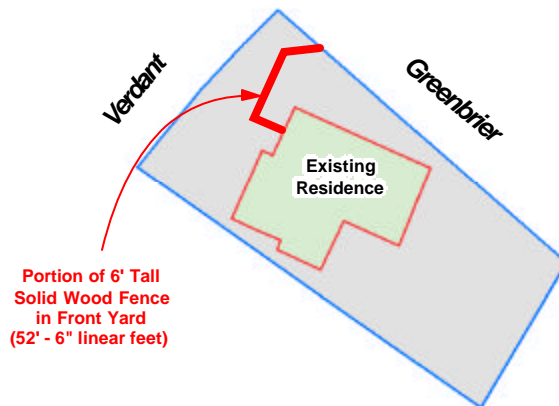
The applicant is requesting a 3-foot variance from the Unified Development Code requirement that solid screen fences in front yards be no taller than 3 feet, in order to keep a 6-foot tall solid screen fence in the front yard.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager David Arciniega at (210) 207-6944. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the enclosed card to the Development Services Department, PO Box 839966, San Antonio, Texas 78283-3966. Thank you.



Lot 10
NCB 11871 - Block 003

Board of Adjustment

**Plot Plan for
Case A-07-019**



Scale: 1" approx. = 60'
Council District 9

142 Verdant

Produced by the City of San Antonio
Development Services Department
(02/13/2007)

Board of Adjustment - Case No. A-07-020

March 5, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, March 5, 2007** in the Board Room on the 1st floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – San Antonio Alternative Housing Corporation

Lots 1 through 6, Block 5, NCB 2461; Lots 1 through 6, Block 5, NCB 2463; Lots 10 through 14, Block 5, NCB 2463; Lots 1 through 6, Block 2, NCB 2463

1002, 1006, 1010, 1014, 1018 & 1022 Julia Ross Street; 702, 706, 710, 714, 718 & 722 Chihuahua Street; 1103, 1107, 1111, 1115 & 1119 Gutierrez Street; 1102, 1106, 1110, 1114, 1118 & 1122 Julia Ross Street

Zoned: “MF-33” Multi-Family District

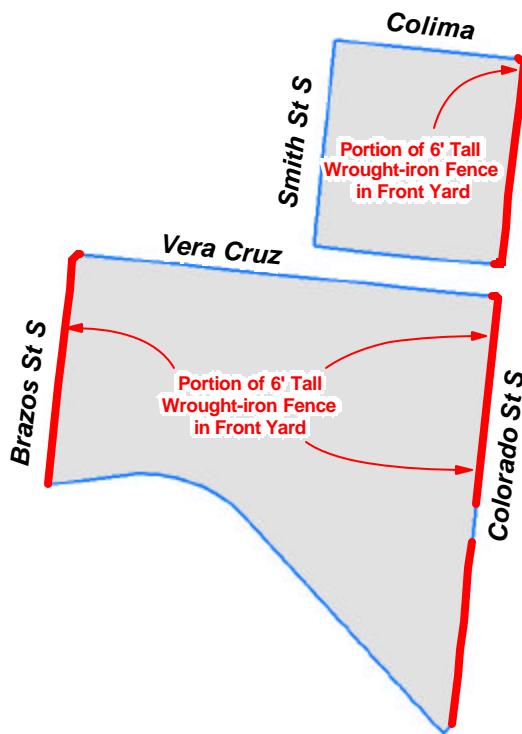
The applicant is requesting Special Exceptions, as required in the Unified Development Code, to erect a 6 foot tall ornamental-iron fence in the front yards of multiple lots.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager Michael Taylor at (210) 207-0132. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the enclosed card to the Development Services Department, PO Box 839966, San Antonio, Texas 78283-3966. Thank you.



Lots 1 through 6, Block 5, NCB
2461

Lots 1 through 6, Block 5, NCB
2463

Lots 10 through 14, Block 5,
NCB 2463

Lots 1 through 6, Block 2, NCB
2463

Board of Adjustment

**Plot Plan for
Case A-07-020**



Scale: 1" approx. = 300'
Council District 5

Various Addresses

Produced by the City of San Antonio
Development Services Department
(02/20/2007)

Board of Adjustment - Case No. A-07-021

March 5, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, March 5, 2007** in the Board Room on the 1st floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Weta-Dawgs, LLC
Lot 23, Block 4, NCB 15112
11931 Jones Maltsberger Road
Zoned: “C-3 R” Commercial Restrictive Alcoholic Sales District

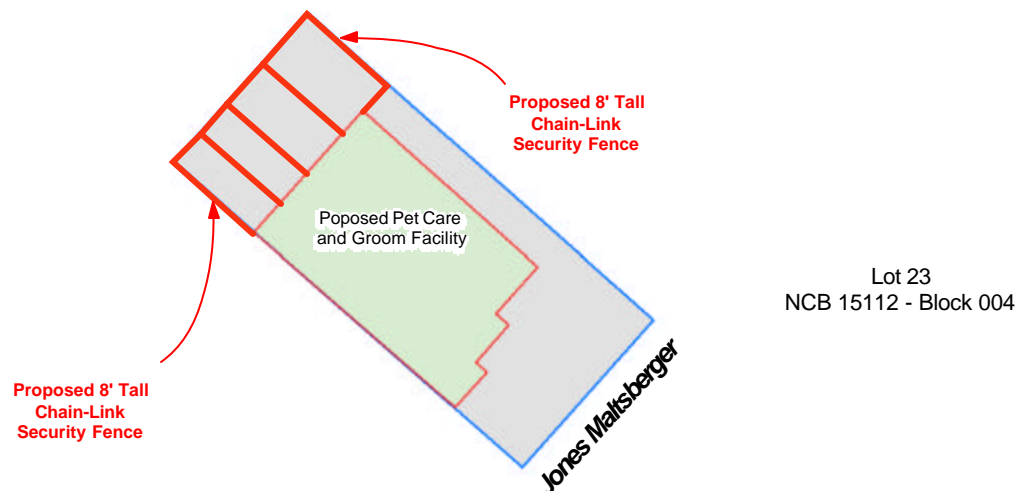
The applicant is requesting a 2-foot variance from the Unified Development Code requirement that fences in side and rear yards be no taller than 6 feet, in order to erect an 8-foot tall fence in the side and rear yards.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager David Arciniega at (210) 207-6944. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the enclosed card to the Development Services Department, PO Box 839966, San Antonio, Texas 78283-3966. Thank you.



Board of Adjustment

**Plot Plan for
Case A-07-021**



11931 Jones Maltsberger

Scale: 1" approx. = 80'
Council District 9

Produced by the City of San Antonio
Development Services Department
(02/16/2007)